



GREENWOOD COMMON COUNCIL JUNE 6, 2005 MINUTES

Mayor Charles Henderson called the meeting to order at 7:00 p.m.

The audience recited the Pledge of Allegiance in unison, after which Chaplain David Mark Owens of Johnson Memorial offered the invocation.

PRESENT:	Council members Bruce Armstrong, Ron Bates, Ron Deer, John Gibson, Keith Hardin, Jessie Reed; Mayor Henderson; Clerk-Treasurer Jeannine Myers; and City Attorney Shawna Koons-Davis. Councilman Bill Bless was not in attendance.
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Mr. Bates moved to approve the minutes of the regular session of May 16th, with second by Mr. Gibson. Vote: Ayes.

The City Attorney had distributed her litigation report. This elicited no questions from the Council.

Mr. Bates reported that the Plan Commission's last meeting was a training session, attended by several Council members. Highlighting the meeting was a discussion of the question "What does the City of Greenwood want to be known as?"

RESOLUTION No. 05-07 – A Resolution Authorizing the Appropriation of Proceeds of Bonds For the Purpose of Providing Funds to be Applied to Pay for the Construction of Road Improvements and a New Fire Station on the City's Eastside, and Incidental Expenses in Connection Therewith and on Account of the Issuance of the Bonds. Mr. Gibson moved to pass Resolution No. 05-07 through first reading, with second by Mr. Bates. At the City Attorney's recommendation, Mr. Bates moved to amend Resolution No. 05-07 as follows:

In the caption by changing the Resolution No. from "05-07" to "05-08". In the footer on page two by changing the Resolution No. from "05-07" to "05-08". Second by Mr. Gibson. Vote: Ayes. **AMENDED.** In response to Mr. Hardin's question about why fire equipment was not included in the bond issue, Mayor Henderson replied that he was in favor of that but the Redevelopment Commission at the time opted not to do that. He also agreed with Mr. Hardin that it would save money on bond counsel to include the equipment instead of having a separate bond issue. After discussion, Mayor Henderson suggested passing the resolution through first reading tonight and asking the Fire Chief and the president of the Redevelopment Commission to attend the next meeting. De Lane, recording secretary of the Redevelopment Commission (GRC), explained that the discussion centered on the fire trucks wearing out before the bond issue expires and indicated that Chief Dhondt was agreeable that they not be included. Mr. Hardin noted that it made sense that the equipment might wear out before the proposed 15-year bond period. Mayor Henderson will still ask Chief Dhondt to be at the next meeting. There was more discussion on the details of the bond issue (Copy of the GRC bond resolution and a memo from the attorney for the Redevelopment Commission are in the attachments of this meeting). Of particular interest was the credit mentioned on page 2 of the bond resolution and how tax increment may be deposited in the Surplus Fund. Also discussed was the Federal tax exempt limitation. Mr. Deer suggested that the representative who attends the next meeting on behalf of the GRC be prepared to discuss the value of reducing the TIF area and the impacts, positive and negative. Counsel said that she didn't know if the information could be available in two weeks. Mr. Deer wondered who would pay for the services of the financial advisor to do the analysis and if the information would impact the decision made on this resolution. He asserted that the discussion on whether or not to reduce the TIF district is a separate discussion from the passage of Resolution No. 05-08. In response to Mr. Hardin, the City Attorney noted that if equipment were to be included, the GRC would have to take action at their next meeting to amend their resolution since they are the entity issuing the bond. Another issue Mr. Deer pointed out after further discussion, might not be whether or not to reduce the size of the TIF district but an explanation of how the money is being spent, construction plans in the district, and how the ten-year

plan fits in. At this point Ms. Reed moved to postpone Resolution 05-08 until the next meeting. Second by Mr. Hardin. Vote: Ayes – Hardin, Reed, Armstrong; Nays- Bates, Deer, Gibson. The Mayor voted Nay. Motion failed. Roll call on Resolution No. 05-08 as amended: Ayes (Reed abstained). **RESOLUTION No. 05-08 PASSED FIRST READING.**

RESOLUTION No. 05-09 – A Resolution Authorizing a Temporary Loan For the Fire Fund (\$540,000) From the Cumulative Cap Development (CCD) Fund. Chief Dhondt e-mailed a memo to Council members. The City Attorney stated that at first reading the Council could discuss the appropriateness of taking the loan out of CCD for operating expenses. They will need a suspension of the rules, as the tax draw comes at the end of June. **INTRODUCED.**

Under miscellaneous business, Mr. Hardin asked about the Board of Works May 19th minutes, with regard to the Pinehurst Subdivision and the request of the developer to build condominiums. He questioned the change from single-family homes to condominiums and why the issue had not been brought before the Council. Mayor Henderson replied that he believes this is outside the City limits and all they request from the City is sewer capacity. Ms. Koons-Davis clarified that the property was annexed. When the property was in the County it was zoned multi-family and remained multi-family when it was annexed. That is why they did not have to request permission to build condominiums.

Mr. Hardin then asked when the house next door is going to be torn down. Mayor Henderson said that first environmental studies have to be done, and with other big ticket projects the property next door is not a high priority. He told Mr. Hardin he is not willing to invest City dollars in those studies until we are ready to move ahead with the project.

Mr. Hardin asked if a traffic study had been done for a stop sign at Yorktown and Pilgrim. The Engineering Department usually works with the Police Department on those studies, said Ms. Koons-Davis. She believes the Director of Engineering is aware of the request, but does not know the status of the request.

As to Mr. Deer's question on the dips in the streets that he brought up at the last meeting, Director of Operations Norm Gabehart is that the City would grind the existing ones, but they are trying to move forward with paving projects and are not at the point where we will acquire a grinder to use for the short term. The dips appeared almost two years after the cuts were made, said Mr. Deer, and now the contractor has walked away saying they did their job. There was talk about checking into what sort of guarantee could be required.

Mr. Deer also mentioned that the door to the old gym needs to be re-secured.

Mr. Bates asked about an update on the Howard Road trail ways project. Mr. Gabehart replied that City personnel have flagged it and added that they would like input from Council members Bates and Reed how to proceed. He thought a meeting with the residents would be a good idea. In response to Ms. Reed, Mr. Gabehart suggested that a walking trail might be more feasible than sidewalks to taper in order to get the drainage we need on Howard Road. Using asphalt appears to be the best resolution, he added.

Mr. Armstrong noted that it looked as though Milestone had finished their project and the City is pleased with the work.

Mr. Gibson reported on a meeting with 75 to 90 Northern Parks residents. There was a good outcome with the residents willing to work with the City while the sewers, paving and sidewalks are put in.

The next issue for discussion on residents from Marion County coming onto Parks property and using the skate park after hours. Mr. Gibson thought that a petition might be forthcoming. Residents had asked for the parking lot gate to be left open during road construction, however. The Mayor will speak more with the Parks Superintendent and mentioned the possibility of police patrol.

Mr. Deer next asked about the intersection of County Line and Meridian. Mr. Gabehart indicated that staff had had conversations with residents of Northern Park on Friday. He made phone calls to the inspector on Friday and told him if his crew was not out there by 3:00 p.m. the City was going to mill and pave that section and seek restitution. Mr. Gabehart also told the inspector if the work was not done, they were going to be red tagged and stopped. By 3:00 p.m. there was asphalt poured, although not up to City standards, and staff is pursuing the matter diligently.

Mr. Hardin questioned the status of the property on Howard Road that had the mosquitoes and swampy ground. The tree debris will be cleaned out and Mr. Gabehart said they will be looking at the trees they have to remove and they will start filling in that area and dredge the water both ways. The City will use the fill they have stockpiled from Fry Road on the project.

Mr. Hardin asked then about the appropriateness of a new parade application requested by the Parks Department which has gone to four pages and apparently asks for a donation. The City Attorney will look into the matter.

Ms. Myers then discussed making AFLAC pre-tax status. This results in a 7.65% savings to the employee and a yearly savings of \$6,811.43 to the City.

Mr. Bates moved to find Nachi (related to tax abatement Resolution No. 03-27 (equipment expansion in 2003)) in substantial compliance. Second by Mr. Hardin. Mr. Deer indicated that the Council should take into consideration their contribution to the tax base as a whole. Counsel pointed out that they may not have hired additional employees but they have retained and not lost many, while exceeding the salaries they anticipated, even with the lesser number of employees. Vote: Ayes. Motion carried.

Related to tax abatement Resolution No. 00-02 (Nachi's building and equipment expansion in 2000), Mr. Armstrong moved to find Nachi in substantial compliance. Second by Ms. Reed. Vote: Ayes. Motion carried.

Regarding tax abatement Resolution No. 00-20 (Nachi Technology's equipment expansion in December 2000), Ms. Reed moved to find Nachi in substantial compliance. Second by Mr. Gibson. Vote: Ayes.

For Precision Products, Ms. Koons-Davis recounted that they formed a company just to own the real estate but a separate entity operates the business. Mr. Deer requested that the Council have a presentation at the next meeting.

Mayor Henderson indicated they are working on moving the utilities at Main and Emerson. Then we can put together a price for the turn lane.

Mayor Henderson asked that our prayers be with those conducting the caucus in Franklin as they choose a new Mayor after the loss of Mayor Norm Blankenship.

With no further business, the meeting adjourned at 8:15 p.m.